

Future of Where

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Today's Focus

- ▶ Housing
- ▶ Transportation
- ▶ Child Care

Housing Facts

- ▶ In 2019, 12 states had an average rent to median income ratio of 40% or more (Florida, Hawaii, Louisiana, California, Vermont, New York, Nevada, Connecticut, Maryland, Colorado, New Jersey, Oregon)
- ▶ By 2023, that increased to 25 states (Florida, Nevada, Louisiana, California, Hawaii, Arizona, Georgia, Maryland, Oregon, Connecticut, Massachusetts, Colorado, Texas, South Carolina, New York, New Jersey, Mississippi, Michigan, Delaware, New Hampshire, Alabama, Washington, New Mexico, Tennessee, Pennsylvania)
- ▶ Over the period only 5 states saw a decrease in the rent to income ratio (Vermont, North Dakota, Wyoming, West Virginia, Alaska)
- ▶ Over the same period 6 states saw an increase in the ratio of more than 5% (New Hampshire, Maine, Georgia, Florida, Nevada, Arizona)

Transportation Facts

- ▶ In 2019 only 5% of people used public transportation to get to work, while 76% of people drove alone in a personal vehicle. Another 9% car pooled. This makes owning and maintaining a vehicle an important part of making a place livable
- ▶ By 2022 only 3% of people use public transportation to get to work, while 69% of people drove alone in a personal vehicle. Car pooled remained at 9%.

Childcare Facts

State	Childcare	In-State College Tuition	Private College Tuition
Hawaii	35.17%	8.40%	29.45%
New York	32.97%	10.33%	38.16%
New Jersey	21.51%	15.21%	31.99%
Virginia	18.15%	13.99%	35.76%
Georgia	17.55%	8.96%	39.44%
Mississippi	10.84%	11.02%	41.41%
South Carolina	10.00%	17.74%	49.73%
Delaware	9.90%	12.91%	20.98%
West Virginia	8.75%	14.31%	40.44%
Utah	7.87%	11.80%	30.72%

Housing Policy

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the page, creating a modern, layered effect. The text 'Housing Policy' is positioned on the left side of the page, centered vertically, in a clean, sans-serif font.

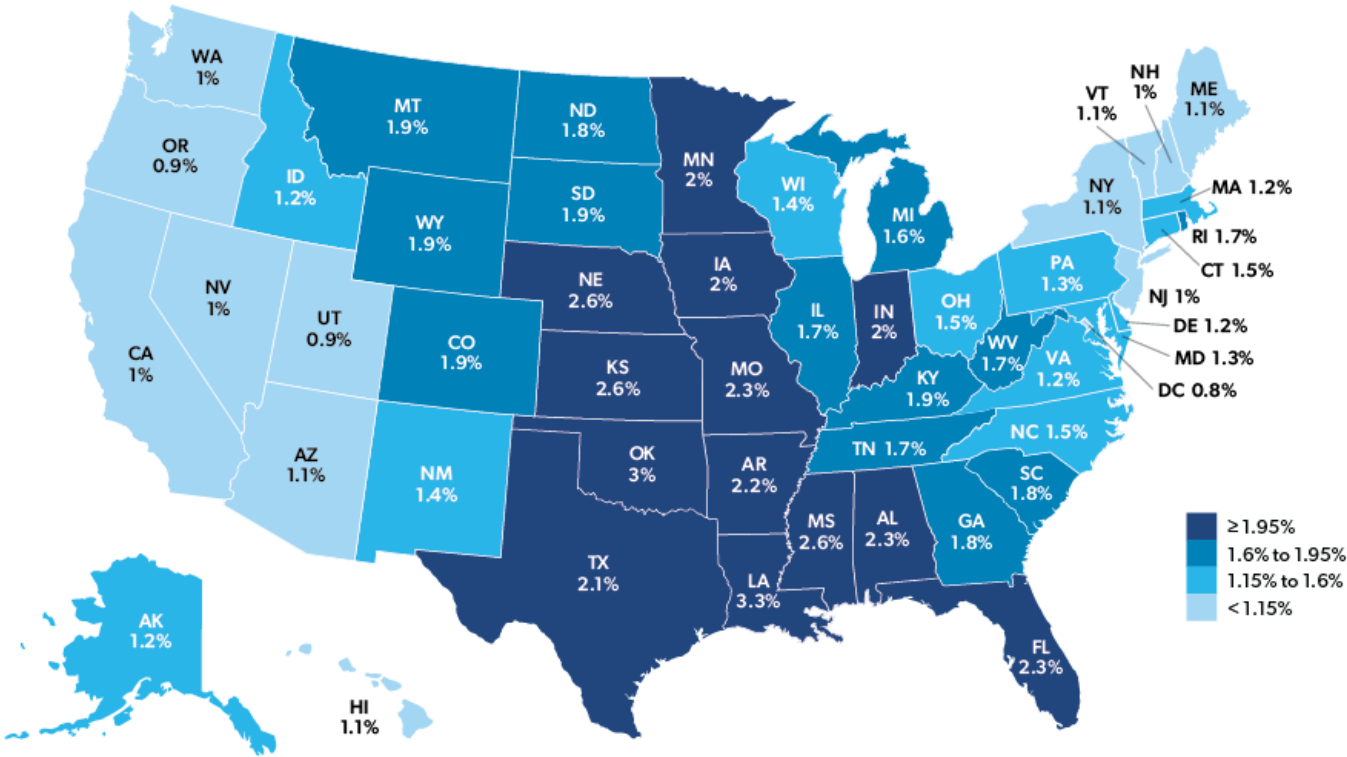
Property taxes

Rank	State	% of Mortgage Paid
1	New Jersey	1.89%
2	New Hampshire	1.86%
3	Texas	1.81%
4	Nebraska	1.76%
5	Wisconsin	1.76%
46	West Virginia	0.49%
47	Delaware	0.43%
48	Alabama	0.33%
49	Hawaii	0.26%
50	Louisiana	0.18%

Homeowners Insurance

EXHIBIT 3B

HO insurance cost burden by state



Note: Effective HO insurance rate calculated as annual HO premium per \$1,000 of home value. HO insurance cost burden calculated as the share of a mortgage borrower's monthly income that was paid toward HO premiums. Single-family owner-occupied property with a fully amortizing 30-year fixed-rate purchase mortgage.

Source: Closing costs data where the mortgages were funded by Freddie Mac.

Transportation Policy

The background features a complex, abstract design of overlapping, semi-transparent blue polygons. The colors range from light sky blue to deep navy blue. The shapes are primarily triangles and quadrilaterals, creating a dynamic, layered effect that is most prominent on the right side of the page.

Road Conditions

Rank	State	Percent Roads Rated Good and Fair
1	Alabama	98.25
2	Indiana	96.98
3	Wyoming	95.78
4	Kansas	95.65
5	Idaho	95.45
46	Mississippi	69.96
47	Connecticut	66.85
48	New Mexico	66.81
49	Rhode Island	62.76
50	Hawaii	61.32

Childcare Policy

The background of the slide is white with abstract blue geometric shapes on the right side. These shapes include overlapping triangles and polygons in various shades of blue, ranging from light sky blue to dark navy blue. The shapes are layered, creating a sense of depth and movement.

Pre-K + Pre-K Special Education + Head Start

State	3 year olds	4 year olds
Oklahoma	19%	76%
Vermont	76%	75%
Florida	10%	74%
Iowa	13%	74%
Wisconsin	12%	71%
Idaho	7%	11%
New Hampshire	10%	12%
Montana	11%	14%
Indiana	9%	15%
Nevada	7%	15%

Other Policies

- ▶ Relocation and Expansion Incentives for Businesses
- ▶ Work from home relocation incentives for Individuals
- ▶ Social Policies (Medicaid, Abortion, Transgender Rights, etc.)
- ▶ State and Local Income Taxes (including credits and deductions)
- ▶ State and Local Sales Taxes
- ▶ Availability of Housing Subsidies/ Public Housing
- ▶ Vehicle taxes and registration

Interesting Links

▶ Housing

- ▶ <https://www.tax-rates.org/taxtables/property-tax-by-state>
- ▶ <https://www.freddiemac.com/research/forecast/20240320-us-economy-remains-robust>
- ▶ https://www.huduser.gov/portal/datasets/assthsg.html#data_2009-2023
- ▶ <https://www.vox.com/policy/24136266/housing-states-affordable-rent-homes>

▶ Transportation

- ▶ <https://www.bts.gov/browse-statistical-products-and-data/state-transportation-statistics/commute-mode>
- ▶ <https://www.bts.gov/road-condition>
- ▶ <https://worldpopulationreview.com/state-rankings/toll-roads-by-state>
- ▶ <https://www.datapandas.org/ranking/car-registration-fees-by-state>

▶ Child Care

- ▶ <https://www.netcredit.com/blog/cost-of-child-care-by-state/>
- ▶ <https://www.acf.hhs.gov/opre/report/2019-nsece-snapshot-child-care-cost-burden-us-households-children-under-age-5>
- ▶ https://www.acf.hhs.gov/sites/default/files/documents/occ/priorities_report_fy_2021.pdf
- ▶ <https://www.stlouisfed.org/on-the-economy/2022/oct/estimating-affordability-child-care-us-states>
- ▶ <https://nieer.org/yearbook/2023/national-tables>

Keep In Touch

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